

VICINITY MAP  
NOT TO SCALE

PRIVATE WATER AND SEWER  
"WATER TO BE SERVED BY PRIVATE WATER WELL, SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM"

CONSTRUCTION PROHIBITED OVER EASEMENTS  
"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

FLOOD PLAIN  
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL No. 48251C0100 J, MAP REVISED DECEMBER 4, 2012.

UTILITY EASEMENTS  
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

SITE DRAINAGE STUDY  
"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME."

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE  
"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.  
ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY."

STORM WATER MANAGEMENT PLAN  
"A FINAL STORM WATER MANAGEMENT PLAN (SWMP) DEMONSTRATING HOW SITE RUNOFF WILL BE MITIGATED TO PRECLUDE ANY ADVERSE IMPACT TO THE SURROUNDING AREA (AS DEFINED BY THE EDITION OF THE CITY OF FORT WORTH INTEGRATED STORMWATER MANAGEMENT CRITERIA MANUAL CURRENT AT THE TIME THE SWMP IS SUBMITTED) MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF FORT WORTH PRIOR TO ANY SOIL DISTURBANCE EXCEEDING 1.0 ACRES"

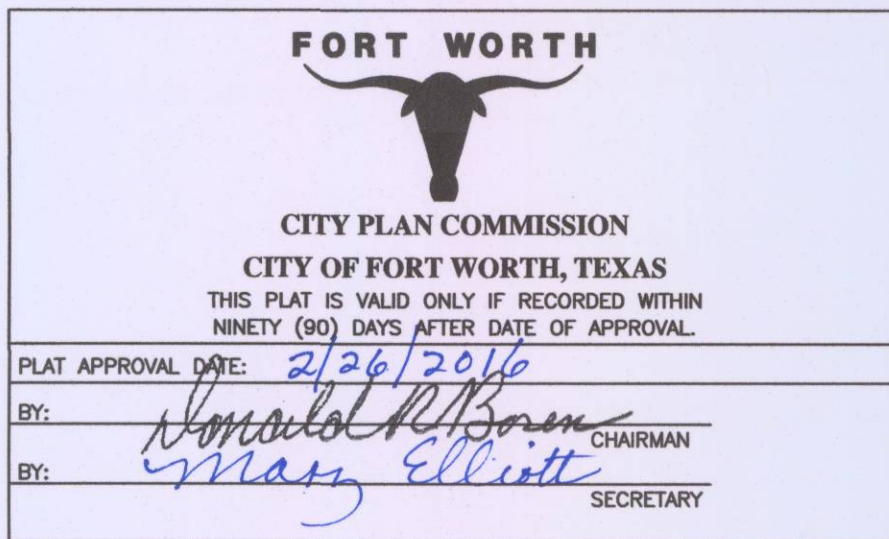
PRIVATE MAINTENANCE  
"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE  
"THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT."

FLOODPLAIN RESTRICTION  
"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100- YEAR FLOOD ELEVATION."

ETJ FLOODPLAIN RESTRICTION  
"IN THE ETJ, NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE PROPER AUTHORITY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO PROPER AUTHORITY, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100- YEAR FLOOD ELEVATION."

ACCESS PERMIT  
"AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS/ROADS SHOWN ON THIS PLAT."



WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas this the 20 day of February, 2016.

KRISTOPHER DICKMAN  
NIKOLE DICKMAN

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 20 day of February, 2016.

SANDRA NEWMAN  
SANDRA NEWMAN

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared KRISTOPHER DICKMAN and wife, NIKOLE DICKMAN, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of February, 2016.

LINDSEY GRAPHER  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 11-09-19

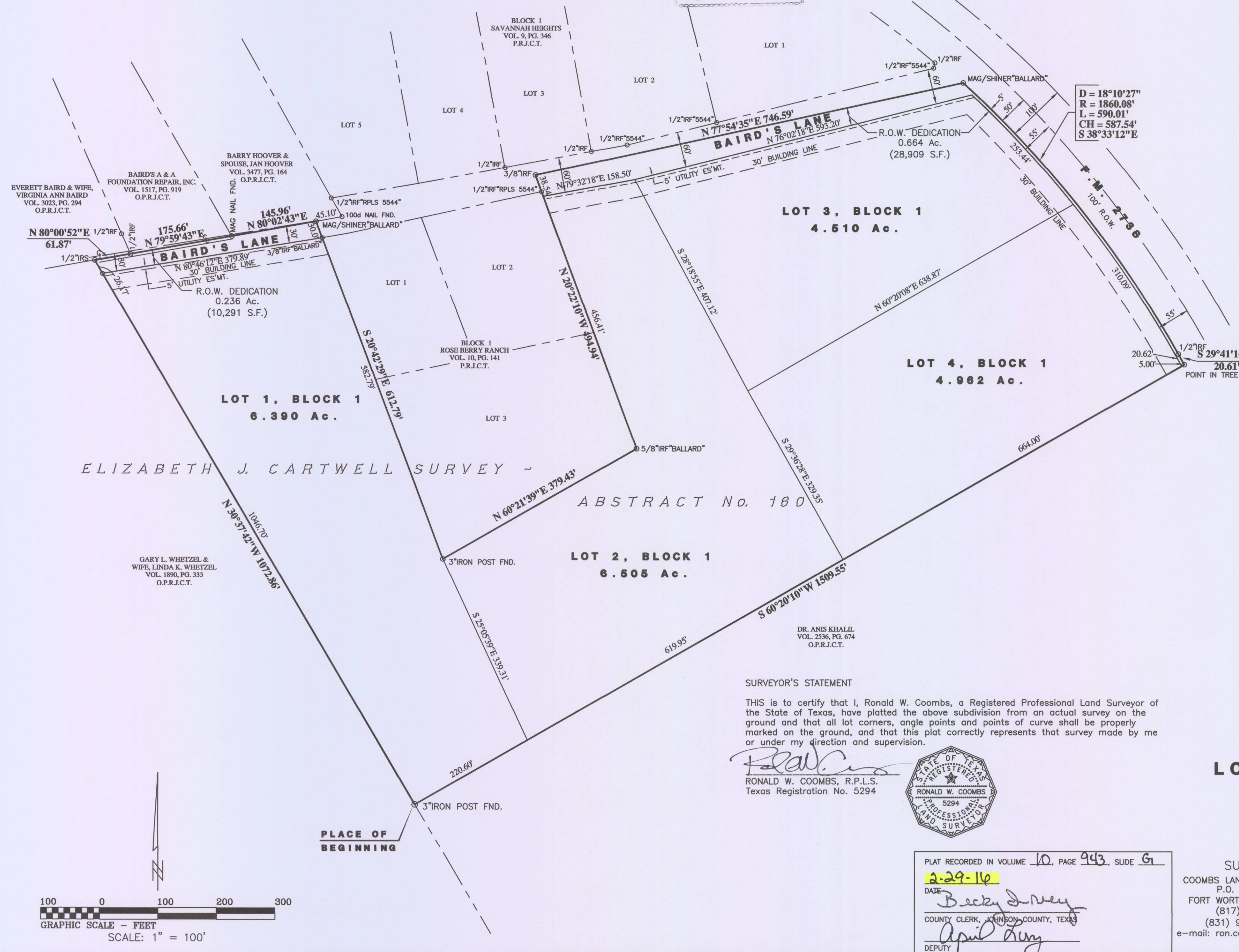
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared SANDRA NEWMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of February, 2016.

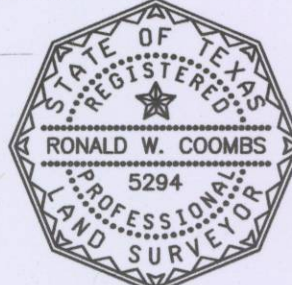
TONI VALDEZ  
Notary Public  
STATE OF TEXAS  
My Comm. Exp. 07-19-18



SURVEYOR'S STATEMENT

THIS is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

RONALD W. COOMBS, R.P.L.S.  
Texas Registration No. 5294



PLAT RECORDED IN VOLUME 10, PAGE 943, SLIDE G  
DATE 2-29-16  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY April Ruy

BASIS OF BEARINGS: EAST BOUNDARY LINE OF SUBJECT PROPERTY ACCORDING TO DEED RECORDED IN INST. No. 201500008722, O.P.R.J.C.T.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET



Coombs Land Surveying, Inc.

P.O. Box 11370 Fort Worth Texas 76110  
(817) 920-7600 (817) 920-7617 FAX  
CLS JOB No. 15-0041  
GF No. 2021334-HFX48

N O E  
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, KRISTOPHER DICKMAN and wife, NIKOLE DICKMAN and SANDRA NEWMAN (formerly Sandra Cogdell) are the sole owners of all those certain tracts of land located in the ELIZABETH J. CARTWELL SURVEY, ABSTRACT No. 160, Johnson County, Texas according to the respective deeds recorded in Instrument No. 201500008722 and 201500008723 of the Official Public Records of Johnson County, Texas and Volume 3570, Page 540 of the Deed Records of Johnson County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at an 3-inch iron fence post found at the Southwest corner of said Dickman Tract being the Northwest corner of that certain tract of land described in deed to Dr. Anis Khalil recorded in Volume 2536, Page 674 of the Official Public Records of Johnson County, Texas and lying in the East boundary line of that certain tract of land described in deed to Gary L. Whetzel and wife, Linda K. Whetzel recorded in Volume 1890, Page 333 of the Official Public Records of Johnson County, Texas;

THENCE N 30° 37' 42" W, at 1068.90 feet passing a Mag nail found with washer stamped "BALLARD CORP" and continuing in all total distance of 1072.86 feet along the common boundary line between said Dickman Tract and said Whetzel Tract to a 1/2-inch iron rod set at the Northwest corner of said Dickman Tract lying in the South boundary line of that certain tract of land described in deed to Everett Baird and wife, Virginia Ann Baird recorded in Volume 3023, Page 294 of the Official Public Records of Johnson County, Texas and lying in Baird's Lane;

THENCE along the North boundary line of said Dickman Tract as follows:

N 80° 00' 52" E, 61.87 feet with the South boundary line of said Baird Tract to a 1/2-inch iron rod found at the Southwest corner of that certain tract of land described in deed to Baird's A & A Foundation Repair, Inc. recorded in Volume 1517, Page 919 of the Official Public Records of Johnson County, Texas;

N 79° 59' 43" E, 175.66 feet with the South boundary line of said Baird's A & A Tract to a MAG nail found at the Southeast corner thereof being the Southwest corner of that certain tract of land described in deed to Barry Hoover and spouse, Jan Hoover recorded in Volume 3477, Page 164 of the Official Public Records of Johnson County, Texas;

N 80° 02' 43" E, 145.96 feet with the South boundary line of said Hoover Tract to a MAG nail with washer stamped "BALLARD CORP" at the Northeast corner of aforesaid Dickman Tract;

THENCE S 20° 42' 29" E, at 30.00 feet passing a 3/8-inch iron rod found with yellow plastic cap stamped "BALLARD CORP." at the Northwest corner of Lot 1, Block 1, Rose Berry Ranch, an addition to Johnson County, Texas according to the plat recorded in Volume 10, Page 141 of the Plat Records of Johnson County, Texas and continuing in all a total distance of 612.79 feet along the East boundary line of said Dickman Tract to a 3-inch iron fence post found at the Southeast corner thereof being the Southwest corner of Lot 3, said Block 1;

THENCE N 60° 21' 39" E, 379.43 feet along the South boundary line of said Lot 3 to a 5/8-inch iron rod found with yellow plastic cap stamped "BALLARD CORP" at the Southeast corner thereof;

THENCE N 20° 22' 10" W, at 464.64 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "5544" at the Northeast corner of Lot 2, aforesaid Block 1 and continuing in all a total distance of 494.94 feet to a 3/8-inch iron rod found in the Northerly boundary line of aforesaid Newman (Cogdell) Tract and lying on the North side of pavement for Baird's Lane;

THENCE N 77° 54' 35" E, 746.59 feet along the Northerly boundary line of said Newman (Cogdell) Tract to a MAG nail found with washer stamped "BALLARD CORP" in the approximate centerline of the pavement for Baird's Lane at the Northeast corner of said Newman (Cogdell) Tract lying in the Westerly right-of-way line of F. M. 2738 (a 100-foot wide right-of-way);

THENCE along the said Westerly right-of-way line of F. M. 2738 as follows:

SOUTHEASTERLY, 590.01 feet along a Curve to the Right, having a radius of 1860.08 feet, a central angle of 18° 10' 27" and a chord bearing S 38° 33' 12" E, 587.54 feet to a 1/2-inch iron rod found at the End of said Curve;

S 29° 41' 16" E, 20.61 feet to a point in a tree at the Southeast corner of aforesaid Newman (Cogdell) Tract being the Northeast corner of aforesaid Khalil Tract;

THENCE S 60° 20' 10" W, at 1288.95 feet passing a 1/2-inch iron rod set with orange plastic cap stamped "R W COOMBS RPLS 5294" at the Southeast corner of aforesaid Dickman Tract and coming in a total distance of 1509.55 feet along the Northerly boundary line of said Khalil Tract to the PLACE OF BEGINNING, containing 23.267 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KRISTOPHER DICKMAN and wife, NIKOLE DICKMAN and SANDRA NEWMAN, do hereby adopt this plat designating the hereinabove described real property as LOTS 1, 2, 3 & 4, BLOCK 1, LEGACY HILL, an addition to Johnson County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

FS15-218

FINAL PLAT

LOTS 1, 2, 3 & 4, BLOCK 1  
LEGACY HILL

AN ADDITION TO JOHNSON COUNTY, TEXAS  
BEING 23.267 ACRES OF LAND LOCATED IN THE  
ELIZABETH J. CARTWELL SURVEY, BSTRACT No. 160  
JOHNSON COUNTY, TEXAS

SURVEYOR: COOMBS LAND SURVEYING, INC.  
P.O. BOX 11370  
FORT WORTH, TEXAS 76110  
(817) 920-7600  
(817) 920-7617 FAX  
e-mail: ron.coombs@sbcglobal.net

OWNER (LOT 1): KRIS & NIKOLE DICKMAN  
1046 FOX WOOD DRIVE  
KENNEDEALE, TEXAS 76060  
(214) 662-0728  
(817) 920-7617 FAX  
e-mail: kdickman@fiskcorp.com

OWNER (LOTS 2-4): SANDRA NEWMAN  
10624 LIPAN TRAIL  
FORT WORTH, TEXAS 76108  
(817) 896-4265  
(817) 920-7617 FAX  
e-mail: newman\_sandra@att.net

4 LOTS 22.367 ACRES FS-15-218 JANUARY 26, 2016